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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: AMY TEMES, SENIOR PLANNER
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: APRIL 4, 2018

SUBJECT:

- A. GP18-02, SWC GREENFIELD AND GERMANN: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 67.5 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF GREENFIELD ROAD AND GERMANN ROAD FROM 22.5 ACRES OF SHOPPING CENTER AND 45 ACRES OF RESIDENTIAL > 2-3.5 DU/ACRE LAND USE CLASSIFICATIONS TO 67.5 ACRES OF RESIDENTIAL > 3.5-5 DU/ACRE LAND USE CLASSIFICATION.**
- B. Z18-03, SWC GREENFIELD AND GERMANN: REQUEST TO REZONE APPROX. 67.5 ACRES OF REAL PROPERTY GENERALLY LOCATED AT SWC OF GREENFIELD AND GERMANN ROADS FROM APPROX. 22.5 ACRES OF SHOPPING CENTER (SC) ZONING DISTRICT AND 45 ACRES OF SINGLE FAMILY RESIDENTIAL - 8 (SF-8) TO APPROX. 67.5 ACRES OF SINGLE FAMILY RESIDENTIAL - 6 (SF - 6) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

STRATEGIC INITIATIVE: Community Livability

To allow additional new residential development adjacent to public facilities.

RECOMMENDED MOTION

- A. Move to recommend to Town Council approval of GP18-02 SWC Greenfield and Germann, a Minor General Plan Amendment; and
- B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z18-03 SWC Greenfield and Germann, as requested, subject to the conditions listed in the staff report.

APPLICANT/OWNER

Company: Town of Gilbert
Name: Linda Edwards/Amy Temes
Address: 90 E. Civic Center Drive
Gilbert, AZ 85296
Phone: 480-503-6750
Email: linda.edwards@gilbertaz.gov
amy.temes@gilbertaz.gov

BACKGROUND/DISCUSSION

The Town is requesting to amend the General Plan and zoning of a Town owned property located at the southwest corner of Greenfield Road and Germann Road. The intent is to remove the commercial designation, increase the residential density and rezone with a Planned Area Development (PAD) overlay to specify a variety of lot sizes.

History

Date	Description
<i>October 10, 2006</i>	Town Council approved A05-22 (Ordinance No. 1853), annexing 654 acres including the subject site.
<i>April 3, 2007</i>	Town Council approved Z06-12C (Ordinance No. 1926), rezoning the 170 acre subject site from Maricopa County Agricultural (AG) and Rural 43 to a combination of Town of Gilbert Single Family-15 (SF-15), Single Family-6 (SF-6), Community Commercial (CC) and Shopping Center (SC) including the subject site.
<i>May 2011</i>	The Town of Gilbert voters approved the update of the General Plan that changed the Land Use Category of the subject site from Residential 2-3.5 DU/ Acre and Shopping Center (SC) to Parks/ Retention (P/R) to accommodate a future park.
<i>February 2014</i>	The Town of Gilbert Parks and Recreation Master Plan was adopted.
<i>May 2015</i>	The Town of Gilbert Parks and Recreation Department completed a Sport Field Needs Assessment.
<i>March 2, 2016</i>	Planning Commission recommended approval to Town Council of GP15-13 and Z15-22.
<i>March 24, 2016</i>	Town Council approved GP15-13 in Resolution No. 3853 and Z15-22 in Ordinance No. 2573.

<i>February 7, 2018</i>	Planning Commission initiated an amendment to the Town of Gilbert Zoning Map and conducted a Citizen's Review for GP18-02 and Z18-03 SWC Greenfield and Germann.
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Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 1-2 DU/ Acre	Single Family 43 (SF-43) and Single Family 10 (SF-10) PAD	Claxton Harvey residential subdivision and undeveloped
South	Public Facility/ Institutional (PF/I)	Public Facility/ Institutional (PF/I)	Town of Gilbert Youth Soccer Complex
East	Community Commercial (CC) and Residential >5-8 DU/Acre	Community Commercial (CC) and Single Family 6 (SF-6)	Undeveloped
West	Residential > 2-3.5 DU/Acre	Single Family 15 (SF-15)	Undeveloped
Site	Shopping Center and Residential >2-3.5 DU/Acre	Shopping Center (SC) and Single Family 8 (SF-8)	Undeveloped

GENERAL PLAN

The 67.5 acre subject site is located on a prominent undeveloped arterial corner within the Town of Gilbert. The Town is requesting to amend the General Plan for 67.5 acres located at the southwest corner of Greenfield and German Roads. The request is to amend the land use classifications from 22.5 acres of Shopping Center and 45 acres of Residential > 2-3.5 DU/Acre to 67.5 acres of Residential >3.5-5 DU/Acre. The subject site is owned by the Town of Gilbert and was originally intended for Parks and Recreation. Based on changes to the Parks and Recreation Master Plan, the property was amended in 2016 to Residential > 2-3.5 DU/ Acre and Shopping Center (SC) uses when the new regional park in South Gilbert was identified at Higley Road and Queen Creek Road.

Due to the proximity of the public facility, large lot subdivisions and the fact that Greenfield Road is a minor arterial, and the Land Use Plan designates additional commercial uses on the other two corners at this intersection, the commercial land use does not appear to be necessary. A more intensive residential use would likely benefit from the proximity to a major recreation facility, the hospital, SanTan Mall and nearby freeway access. Staff notes that with a residential density of Residential > 3.5-5 DU/Acre, the density could range between 238-340 lots on the subject site, an increase of 147-180 lots from the previously approved Residential > 2-3.5 DU/Acre land use classification (91-160 lots).

ZONING

The current zoning of the subject site is a combination of Shopping Center (SC) and Single Family Residential – 8 (SF-8) on the 67.5 acres. The previous land auction conducted by the Town was unsuccessful and staff has re-evaluated the site's potential. Therefore, staff is requesting a rezoning, eliminating the 22.5 acre SC parcel and thereby increasing the overall acreage for residential development.

The residential use will provide a buffer between the large lot residential homes to the north and the Gilbert Soccer Complex and Water Treatment Facility to the south of the subject site. As such, staff believes that the subject site is unique in that it is surrounded by a mixture of uses within ½-mile, including the Val Vista Medical Growth Area related to Mercy Gilbert Hospital and associated medical uses and the Santan 202 Freeway. The proposed rezoning is for Single Family Residential – 6 (SF-6) zoning with a PAD overlay. The purpose of the PAD is to specify a variety of lot sizes and modify lot coverage as follows:

Lots	Total Lot Count
6,000 SF or greater	40%-60%
7,000 SF or greater	40%-60%

Project Data Table

Site Development Regulations	Existing – SC	Existing SF-8	Proposed – SF-6
Maximum Lot Area	75,000 sq. ft. (Use or User)	N/A	N/A
Minimum Lot Area	N/A	8,000 sq. ft.	6,000 sq. ft.
Lot Mix Percentage	N/A	100% 6,000 or greater	40%-60% 6,000 sf or greater 40%-60% 7,000 sf or greater
Lot Width	N/A	75'	55'
Lot Depth	N/A	100'	100'
Maximum Lot Coverage (%)	N/A	45% - 1-story 40% - 2-story	45% - 1-story 40% - 2-story
Maximum Building Height	35'/ 2-stories	30'/ 2-stories	30'/ 2-stories
Minimum Setback	Bldg./ LS		
Front to ROW	25'/ 25'	20'	20'
Side to ROW	20'/ 20'	N/A	N/A
Side to residential	75'/ 30'	10'	5'/10'
Side to non-residential	15'/ 15'	N/A	N/A
Rear to residential	75'/ 35'	25'	20'
Rear to non-residential	15'/ 15'	N/A	N/A
Landscaping (% of net lot area)	15%	N/A	N/A
Separation between Buildings (ft.)	15' – 1-story 20' – 2-story	N/A	N/A

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on February 28, 2018 at the South Area Service Center. Approximately 3 residents attended the meeting. The residents asked questions regarding:

- Traffic backs at the intersection of Greenfield and Germann up due to Hetchler Park practices, games and special events
- Access, Hetchler Park's only two access are on Greenfield Road causing road congestion
- Lot Sizes
- Density
- 156th Street Improvements
- Product Type and Pricing
- Hetchler Park buildout
- The Regional Park timeline

Staff has received 0 phone calls or emails comment from the public since the neighborhood meeting and/or sign posting for the upcoming hearings.

SCHOOL DISTRICT

No comments have been received.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto "Gilbert: Clean, Safe, Vibrant."

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP18-02, to change the land use classification of approximately 67.5 acres of real property, generally located at the southwest corner of Greenfield and Germann Roads from 22.5 acres of Shopping Center and 45 acres of Residential >2-3.5 DU/Acre land use classification to 67.5 acres of Residential >3.5-5 DU/Acre land use classification; and

B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z18-03 rezoning approximately 67.5 acres of real property generally located at the southwest corner of Greenfield and Germann Roads from approximately 22.5 acres of Shopping Center (SC) zoning district and 45 acres of Single Family Residential - 8 (SF-8) to approx. 67.5 acres of Single Family Residential - 6 (SF-6) zoning district with a Planned Area Development (PAD) overlay, subject to the following conditions:

1. Developer shall enter into a Development Reimbursement and Lien Agreement agreeing that Developer will reimburse Gilbert for the costs of design and construction of off-site improvements for the half street improvements of Greenfield and Germann Roads adjacent to the Property. Failure by Developer to execute a Development Reimbursement and Lien Agreement at the time required by the Town Engineer may result in reversion of the zoning to the prior zoning classification.
2. Dedication to Gilbert for 156th Street/Coronado Road right-of-way that is adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. Dedication of 156th Street shall extend 40 feet from the monument line.
3. Construction of off-site improvements to 156th Street/Coronado Road adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Gilbert, whichever is earliest. If Gilbert constructs the improvements required by this Ordinance as part of its capital improvements program prior to development of the Property, Developer shall reimburse Gilbert for its reasonable costs of design and construction prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property.
4. At the written request of Gilbert, Developer shall dedicate by deed all easements necessary for the roadway improvements to Gilbert, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
5. Should any landscaping, open space, private street, utility, facility, or other facility or area on Property be held in common ownership ("Common Area"), Developer shall create a Homeowner's Association (HOA) or Property Owners' Association (POA) for the maintenance and operation of said Common Area.
6. At the time of final plat recordation or earlier if required by the Town Engineer, Developer shall record easements to be owned by the HOA or POA for pedestrian, bicycle, multi-use or trail system purposes if required by the final plat. In recognition of the modifications to the underlying zoning regulations set forth herein, said easements shall be open to public access and use.

7. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following table ("Table"):

Minimum Lot Size	Percentage
6,000 SQ FT or greater	40%-60% of total lot count
7,000 SQ FT or greater	40%-60% of total lot count

- i. The maximum number of dwelling units shall be limited to the maximum allowed under the Gilbert General Plan.

Respectfully submitted,
Amy Temes
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) Development Plan
- 6) Minutes from the Planning Commission Study Session of 2/7/2018

Notice of Public

GP18-02 / Z18-03 Greenfield and Germann
Attachment 1: Notice of Public Hearing
April 4, 2018

PLANNING COMMISSION DATE:

Wednesday, April 4, 2018* TIME: 6:00 p.m.

TOWN COUNCIL DATE:

Thursday, May 3, 2018* TIME: 6:30 p.m.

***Call Planning Department to verify date and time: (480) 503-6729**

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Dr.
Gilbert, AZ 85296**

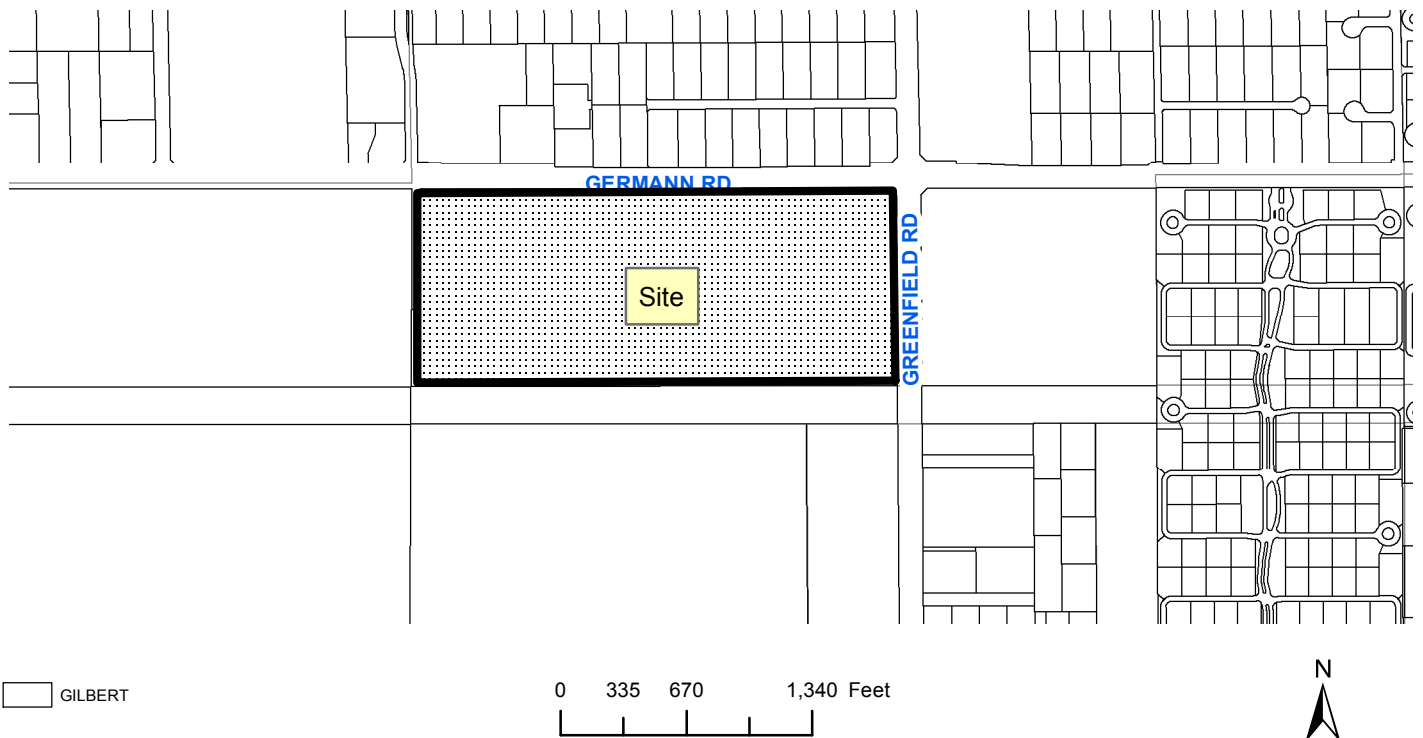
* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission> and <http://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/town-council>

REQUESTED ACTION:

GP18-02 SWC Greenfield and Germann: Request for Minor General Plan Amendment to change the land use classification of approximately 67.5 acres of real property generally located at the southwest corner of Greenfield and Germann Roads from approximately 22.5 acres of Shopping Center and approximately 45.0 acres of Residential >2-3.5 DU/Acre, to approximately 67.5 acres of Residential >3.5-5 DU/Acre as shown on the exhibit that is available for viewing in the Planning and Development Services Office. The effect of this amendment will be to change the plan of development for the property to allow for greater residential density.

Z18-03 SWC Greenfield and Germann: Request to rezone approximately 67.5 acres of real property generally located at southwest corner of Greenfield and Germann Roads from approximately 22.5 acres of Shopping Center (SC) zoning district and approximately 45.0 acres of Single Family Residential-8 (SF-8) to approximately 67.5 acres of Single Family Residential-6 (SF-6) zoning district with a Planned Area Development overlay district, as shown on the map that is available for viewing in the Planning and Development Services Office. The effect of the rezoning will be to approve a plan for development to eliminate commercial zoning, increase residential density, set minimum lot sizes, distribute lot sizes by percentages, and increase lot coverages.

SITE LOCATION:



APPLICANT: Town of Gilbert
CONTACT: Amy Temes
ADDRESS: 90 E. Civic Center Dr.
Gilbert, AZ 85296

TELEPHONE: (480) 503-6729
E-MAIL: amy.temes@gilbertaz.gov



Germann Road

Greenfield Road

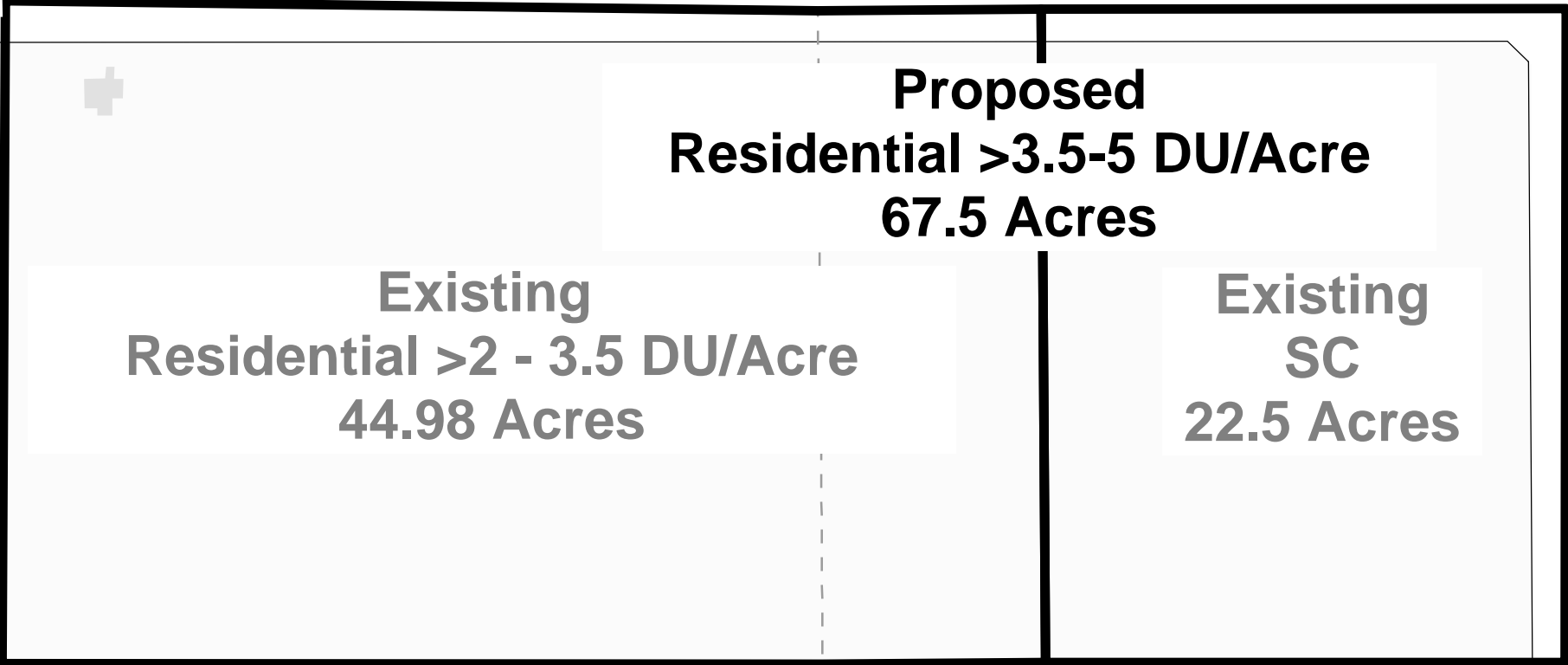
GP15-13: SWC Greenfield and Germann:

Site - 67.48 acres total
Existing Land Use: 22.5 Acre Shopping Center
44.98 Acre Residential >2-3.5 Du/Acre
Proposed Land Use: 67.48 Acre Residential >3.5-5 Du/Acre

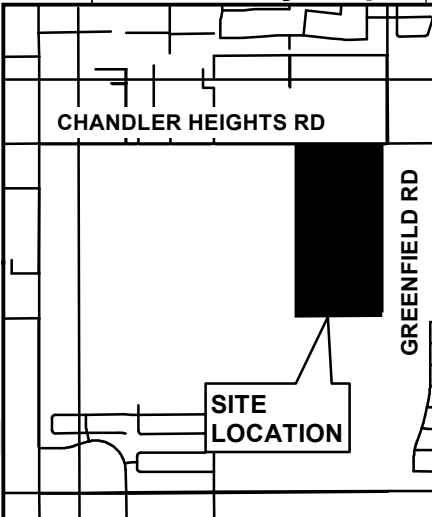
CORONADO RD

GREENFIELD RD

GERMANN RD



Vicinity Map



Z15-22: SWC Greenfield and Germann:

Site - 67.48 acres total
Existing Zoning: 22.5 Acres Shopping Center (SC)
44.98 Acres Single Family Residential - 8 (SF-8)

Proposed Zoning: 67.48 Acres Single Family Residential - 6 (SF-6) PAD

CORONADO RD

GREENFIELD RD

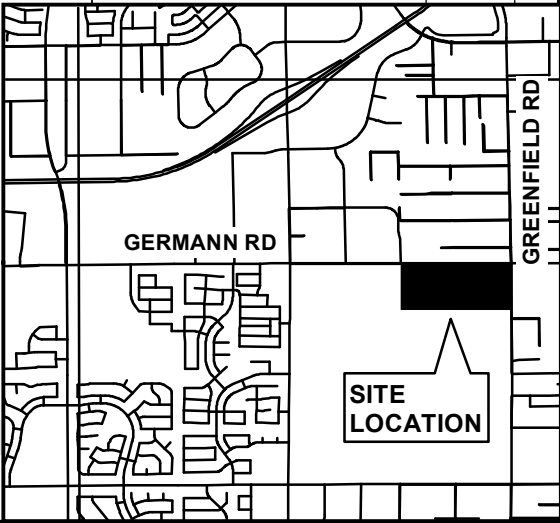
GERMANN RD

**Proposed
Single Family Residential - 6 (SF-6)
PAD
67.5 Acres**

Existing
SF-8
44.98 Acres

Existing
SC
22.5 Acres

Vicinity Map



Development Plan

67.5 Acres SF-6 PAD

- 6,000 SF Lot %
- 7,000 SF Lot %
- 8,000 SF Lot %

CORONADO RD

GREENFIELD RD

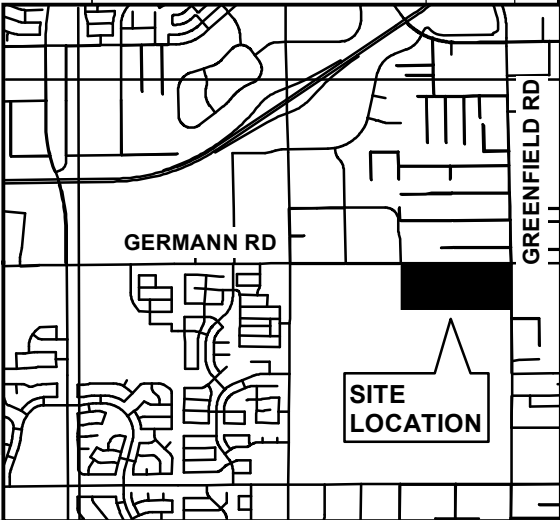
GERMANN RD

Reservoir
Site
4 Acres

- 6,000 SF Lot %
- 7,000 SF Lot %
- 8,000 SF Lot %

Not to exceed 5 DU/Acre

Vicinity Map



**TOWN OF GILBERT
PLANNING COMMISSION STUDY SESSION
COUNCIL CHAMBERS
50 E. CIVIC CENTER DRIVE
GILBERT, AZ
FEBRUARY 7, 2018**

COMMISSION PRESENT: Vice Chairman Brian Andersen
Commissioner Carl Bloomfield
Commissioner David Cavenue
Commissioner Greg Froehlich
Commissioner Brian Johns
Commissioner Joshua Oehler
Alternate Commissioner Seth Banda
Alternate Commissioner Daniel Cifuentes

COMMISSION ABSENT: Chairman Kristofer Sippel

STAFF PRESENT: Gilbert Olgin, Planner II
Keith Newman, Planner II
Ashlee MacDonald, Senior Planner
Amy Temes, Senior Planner
Nathan Williams, Senior Planner
Principal Planner Catherine Lorbeer

ALSO PRESENT: Council Liaison Brigitte Peterson
Attorney Nancy Davidson
Recorder Debbie Frazey

CALL TO ORDER

Vice Chair Brian Andersen called the February 7 Study Session of the Planning Commission to order at 5:05 p.m. Vice Chair Andersen said that Agenda Items 1 and 2 had not been properly noticed, so they would be moving those items to a future agenda. Vice Chair Andersen then called the first case.

- 3. GP17-1017, WILLIAMS FIELD LUXURY SENIOR LIVING: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 5.21 ACRES OF REAL PROPERTY GENERALLY LOCATED A QUARTER MILE WEST OF THE SOUTHWEST CORNER OF HILGEY AND WILLIAMS FIELD ROADS FROM COMMUNITY COMMERCIAL TO RESIDENTIAL >25-50 DU/AC LAND USE CLASSIFICATION.**

~~Comment: Greg Froehlich said he really likes the pedestrian node on Michelle Way. He said the one on Gary Way is probably fine because it's near the pool, but he would prefer the one on San Benito Drive be moved up to Michelle Way and moved nearer to Building 3. He said there is a sidewalk on the east side of that building and he suggested they could connect that up and create a node over there.~~

11.

GP18-02, SWC GREENFIELD AND GERMANN: CITIZEN REVIEW AND INITIATION OF AMENDMENT TO THE TOWN OF GILBERT GENERAL PLAN MAP FOR THE SOUTHWEST CORNER (SWC) GREENFIELD AND GERMANN REGARDING A REQUEST FOR A MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 68.00 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF GREENFIELD ROAD AND GERMANN ROAD FROM 22.5 ACRES OF SHOPPING CENTER AND 45.5 ACRES OF RESIDENTIAL > 2-3.5 DU/ACRE LAND USE CLASSIFICATIONS, TO 68.00 ACRES OF RESIDENTIAL > 3.5-5 DU/ACRE LAND USE CLASSIFICATION.

Z18-03, SWC GREENFIELD AND GERMANN: CITIZEN REVIEW AND INITIATION OF AMENDMENT TO THE TOWN OF GILBERT ZONING MAP FOR THE SWC OF GREENFIELD AND GERMANN REGARDING A REQUEST TO REZONE APPROXIMATELY 68.00 ACRES OF REAL PROPERTY GENERALLY LOCATED AT SWC OF GREENFIELD AND GERMANN ROADS FROM APPROXIMATELY 22.5 ACRES OF SHOPPING CENTER (SC) ZONING DISTRICT AND 45.5 ACRES OF SINGLE FAMILY RESIDENTIAL - 8 (SF-8) TO APPROXIMATELY 68.00 ACRES OF SINGLE FAMILY RESIDENTIAL - 6 (SF - 6) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY.

Amy Temes began her presentation on GP18-02 and Z18-03, SWC Greenfield and Germann. She said that in 2006 this site was rezoned and it was a Town of Gilbert owned site. She said it is directly north of the Hetchler Soccer Complex. She said that it was rezoned to Single Family – 8 (SF-8) in 2016. She said that today's proposal is to initiate a Citizen's Review for a General Plan Amendment and Rezoning for the property. She said it is currently 22.5 acres of Shopping Center (SC) and 45.5 acres of Residential > 2-3.5 DU/Acre. She said the site was previously put up for auction but the auction was unsuccessful. When the land didn't sell, Staff went out and solicited some advice from builders and other real estate brokers and developers to try and find out what might be marketable for this property. She said this led to this request to change the General Plan to Residential > 3.5-5 DU/Acre and to Rezone from Single Family – 8 (SF-8), eliminate the Shopping Center (SC) parcel and increase the overall acreage of residential. The proposed rezoning would be Single Family – 6 (SF-6) with a PAD overlay. She said it is not the

Town's desire to plat 6,000 square foot lots across the entire site. She said there will be a four acre reservoir site on the northwest corner and the 64 remaining acres would be a combination of 6,000 and 7,000 square foot lots. She said it is Staff's desire to provide a range of lot sizes so that a mixture can be achieved. She said they also desire to leave a bit of flexibility for the developer and create diversity in lot sizes. This would mean that the zoning would be SF-6 for the whole parcel, but there would be diversity in lot sizes. She said a developer could come in and achieve a higher density or a lower density. She said they wouldn't know absolutes, but it would give a variable so that the developer doesn't feel locked in and has the ability to create whatever product the developer desires to develop. Planner Temes finished her presentation by asking the Planning Commission to initiate an amendment to the General Plan and Zoning Map for the Town of Gilbert and conduct a Citizen Review for this auction property.

Comment/Question: Joshua Oehler said he thinks this is a good idea to get the mixture of lots. He said there are a lot of larger lot homes to the north and that community is very vocal. He asked how they would create a mechanism that would allow a mixture of different sized lots on the SF-6.

Answer: Amy Temes said the answer to that is that any developer could purchase this and come back and ask for another General Plan Amendment and Rezoning, and Staff has no guarantee that they won't come back, but they are trying to look at what the market will bear and how they can move this parcel forward. She said proceeds from the sale of this property will be used for the Regional Park that is being developed. She said they have reached out to the development community to get a better idea of what will work. She said she actually laid out lots on this site to make sure the proportions work with what they are trying to put on the site and that the yield could be achieved. She said Staff believes these numbers are viable.

Question: Joshua Oehler asked if he was right in thinking that they were going to SF-6, but they were using a higher density.

Answer: Amy Temes said that SF-6 is one of the categories that you do find within the Residential > 3.5-5 DU/Acre General Plan category. She said they thought SF-6 was a good middle range. She said they were just trying to avoid straight 6,000 square foot lots on the entire property.

Comment: Joshua Oehler said it should be interesting to see how it comes back and how the community responds. He said he thinks it is a good idea for this property and he thinks this is a good place for a residential development. He said he believes the Town is doing the right thing, but he would like to see how they could implement getting a mixture of 6,000 and 7,000 square foot lots on this property.

Comment: David Cavenee said that there was no way they could control it. He said if they zoned it SF-6, someone would put all 6,000 square foot lots on it. He said he understands what the Town is trying to do and he doesn't disagree. He believes they will receive some pushback from the neighbor to the north because he thinks that the rezoning to SF-8 was to be the

transition to the south and now they are saying that SF-6 is a good transition. He thinks they will get pushback, but he understands what Staff is trying to do, and he is willing to support it at this point.

Response: Catherine Lorbeer pointed out that the rezoning would be SF-6 with a PAD, where they would actually state the limitation of a certain range of homes within the 6,000 square foot lots and a certain range within the 7,000 square foot lots.

Comment: David Cavenee said he didn't know if you would want to hamstring the property with that requirement if it was being put up for auction. He said he thinks the best thing is to deal with it when it comes before the Commission. He said if that is the case, he would encourage the 7,000 square foot lots be further to the north, to try and assuage the neighbors to the north that they would be getting a transition area.

Vice Chair Andersen asked for help in initiating the amendment. Catherine Lorbeer informed Vice Chair Andersen that he needed to make a motion to initiate the amendment and then he would need to open a Public Hearing to conduct a Citizen Review and see if any citizens were present that would like to comment.

David Cavenee made a **MOTION** to initiate an amendment to the Town of Gilbert General Plan and Zoning map for this property; seconded by Joshua Oehler; motion passed unanimously.

Motion passed 7-0

Vice Chair Andersen then opened the Public Hearing to conduct a Citizen Review. He asked if any citizen was present who wished to speak on this issue. Seeing none, he closed the Citizen Review.

~~12. **GP18-03, SWC GREENFIELD AND CHANDLER HEIGHTS: CITIZEN REVIEW AND INITIATION OF AMENDMENT TO THE TOWN OF GILBERT GENERAL PLAN MAP FOR THE SOUTHWEST CORNER (SWC) GREENFIELD AND CHANDLER HEIGHTS REGARDING A REQUEST FOR A MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 82.00 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF GREENFIELD ROAD AND CHANDLER HEIGHTS ROAD FROM 82.00 ACRES OF RESIDENTIAL > 2-3.5 DU/ACRE TO RESIDENTIAL > 3.5-5 DU/ACRE LAND USE CLASSIFICATION.**~~

~~**Z18-04, SWC GREENFIELD AND CHANDLER HEIGHTS: CITIZEN REVIEW AND INITIATION OF AMENDMENT TO THE TOWN OF GILBERT ZONING MAP FOR THE SWC OF GREENFIELD AND CHANDLER HEIGHTS REGARDING A REQUEST TO REZONE APPROXIMATELY 82.00ACRES OF REAL PROPERTY GENERALLY**~~